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February 23, 2016

Massachusetts Department of
Environmental Protection
Northeast Regional Office
Bureau of Waste Site Cleanup
205B Lowell Street
Wilmington, MA 01887

Re: Statement of Provisions
Immediate Response Action
(IRA) Status Report #2
508 Somerville Avenue
Somerville, MA
RTN 3-32389

To Whom It May Concern:

IES is pleased to submit this Immediate Response Action (IRA) Plan Transmittal Form (BWSC-105) and supporting documentation, including "Immediate Response Action (IRA) Status Report #2", pursuant to 310 CMR 40.0425 for the above referenced site. The following is a summary of the site-specific information submitted:

- Immediate Response Action (IRA) Status Report #2
- BWSC Form 105
- eDEP authorization letter

Respectfully,

Christopher D Buchanan
Project Manager

Connecticut 72 Country View Drive South Windsor CT 06074 • (860) 644-1579
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December 10, 2015

Mr. Douglas Beaudet
508 Somerville Avenue, LLC
689 Somerville Avenue
Somerville, MA 02143

RE: MADEP Correspondence
508 Somerville Avenue
Somerville MA
RTN's 3-32186 & 3-32389

Dear Mr. Beaudet:

The signing of this letter indicates that you are replacing Ms. Luz Londono as "Resident Agent" for 508 Somerville Avenue, LLC, which is the owner of the above referenced property located at 508 Somerville Avenue, Somerville, MA and the "Potential Responsible Party" (PRP) associated with RTN's 3-32186 and 3-32389. In addition, the signing of this letter also authorizes IES to submit MassDEP submittals on behalf of 508 Somerville Avenue, LLC via eDEP.

Should you have any questions regarding this matter, please do not hesitate to call our office.

Respectfully,

Christopher D Buchanan
Project Manger

Accepted By:

Signature

12-23-2015

Date

Printed Name

Connecticut: 72 Country View Drive South Windsor, CT 06074 • (860) 614-1579
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Immediate Response Action (IRA) Status Report #2

**7-9 Properzi Way/
508 Somerville Avenue
Somerville, MA
RTN 3-32389**

February 23, 2016

Prepared For:
508 Somerville Avenue, LLC

Prepared By:
IES, Inc.
7 Kimball Lane, Building A
Lynnfield, MA 01940
617-623-8880

IES Project #2013-10-0836



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ATTACHMENT A:

FIGURES

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**Immediate Response Action (IRA) Status Report #2
508 Somerville Avenue, Somerville, MA
RTN 3-32389**

1.0 Introduction:

On behalf of 508 Somerville Ave LLC, IES, Inc. has prepared this "Immediate Response Action (IRA) Status Report #2 pursuant to 310 CMR 40.0410 for the release associated with RTN 3-32389 located at 502 Somerville Avenue and 7-9 Properzi Way, which is associated with a historic gasoline release that originated at 508 Somerville Avenue (RTN 3-32186) in Somerville, MA.

An "Immediate Response Action (IRA) Completion Statement" (IRAC) dated June 5, 2015 prepared by IES, Inc. was initially submitted to MassDEP on June 5, 2015 and was subsequently retracted in January of 2016.

According to the aforementioned IRAC, in accordance with MassDEP's "Designation of Interim Deadlines" letter dated March 3, 2015, a Sub-Slab Depressurization (SSD) System was installed at 7-9 Properzi Way by SWAT Environmental of Maynard MA under the supervision of IES on March 9, 2015 to address the SRM and likely presence of a CEP at 7-9 Properzi Way. The SSD system consisted of two extraction point, connected to an exterior moderate volume, GP-101 centrifugal mitigation fan with 4" PVC piping. The SSD system vents above the roofline and has a U-tube differential pressure gauge on the furthest vertical extraction pipe in the basement from the mitigation fan so that the system operation can be monitored. In addition, two monitoring points (MP-1 and MP-2) were also installed in the basement concrete floor to further monitor the area of influence. Please see **Figure 3 in Attachment "A"** of this report for the monitoring point locations.

In addition to the installation of the SSDS, all obvious cracks and/or holes in the concrete floor were sealed with non VOC-containing caulking material and/or covered with an impermeable plastic at that time. In addition, "Dawn" dish soap was applied to a minor oil stain noted on the concrete floor of the northerly basement storage room of 7-9 Properzi Way and was padded with paper towels prior to collecting the confirmatory indoor air samples. The paper towels were properly disposed.

As previously detailed in aforementioned IRAC report, in order to confirm the effectiveness of SSD system, a post start confirmatory round of indoor air testing was conducted by IES in late March of 2015. The results of the March 2015, post-startup indoor air testing program, which included sampling the basement, first floor apartment and the exterior ambient air at the above referenced location, revealed no elevated concentrations of the Contaminants of Concern (COCs) above their applicable residential screening values. Furthermore, IES measured the area of influence (i.e. differential pressure) of the SSD system via two monitoring points installed in the concrete floor of the basement utilizing an Infiltec Micro-Manometer (DM1). The manometer readings at the time of the March 2015 indoor air sampling event were 0.004" of water for monitoring point #1 and 0.005" of water for monitoring point #2 after a duration of two minutes. Therefore, utilizing multiple lines of evidence, which is based on the indoor test results in conjunction with the demonstration of a negative pressure field, supports the effectiveness of the SSD system at that time.

According to the USGS Boston North, MA Quadrangle Map, the site is situated approximately fifteen (15) feet above mean sea level, as shown in **Figure 1, Attachment "A"** of this Report. According to the City of Somerville, the 502 Somerville Avenue portion of the site is identified as Map 53, Block A, Lot 7, and the 7-9 Properzi Way portion of the site is identified as Map #53, Block #A, Lot #8, as shown in **Figures 2 Attachment "A"**. In addition, the source property at 508 Somerville Avenue is identified by the City of Somerville Assessor's Department on Map #53, Lot A, as Parcel #5, as shown in **Figure 2, Attachment "A"**.

The 502 Somerville Avenue portion of the Disposal Site consists of one, rectangular-shaped parcel of land, with a two and half story, wood framed, three-family dwelling with an earthen floor basement, which was constructed in 1900, according to Somerville Assessor's records. The

1-9 Properzi Way portion of the Disposal Site consists of a three-story, three-family dwelling with a concrete floor basement, which was also constructed around 1900.

The 508 Somerville Avenue portion of the Disposal Site is currently under development. This portion of the Disposal site is being develop with a multi-unit, three story residential building in conjunction with the implementation of a remedial injection program and soil removal program as part of a Release Abatement Measure (RAM) Plan (RTN 3-32186), which was previously submitted to MassDEP.

508 Somerville Avenue was most recently occupied by an automotive repair facility (International Auto Repair), which vacated the site in early 2014, prior to the current PRP purchasing this property. The residential buildings located at 502 Somerville Avenue and 7-9 Properzi Way are connected to municipal water and sewer, and utilize natural gas heat.

A review of the 1900 Sanborn Atlas revealed that 508 Somerville Avenue was vacant and undeveloped at that time; and residential dwellings were depicted at 502 and 504 Somerville Avenue and at 7-9 Properzi Way. A review of the 1933-1934 Atlas revealed that 508 Somerville Avenue was occupied by a gasoline filling station, with two associated gasoline USTs; and residential dwellings were noted at 502 and 504 Somerville Avenue and at 7-9 Properzi Way. Finally, a review of the 1950 Atlas revealed that 508 Somerville Avenue was occupied by a gasoline filling station, with two associated gasoline USTs located near the northeast corner of the existing building at this location and; residential dwellings were noted at 502 and 504 Somerville Avenue and at 7-9 Properzi Way.

2.0 Immediate Response Action (IRA) Status Report #1:

Pursuant to 310 CMR 40.0425(3), an “Immediate Response Action (IRA) Status” shall contain, at a minimum the following information: .

(a) The status of assessment and/or response actions;

Since the previous MassDEP submittal concerning this IRA condition, which was the aforementioned “Immediate Reponses Action (IRA) Completion Statement” dated June 5, 2015 prepared by IES, Inc., which was submitted to MassDEP on June 5, 2015 (and since retracted) SSDS monitoring events were conducted on August 18, 2015 and February 11, 2016.

The August 18, 2015 site visit concluded the SSD system was operational and the in-line stack manometer was consistent with the initial install reading of 2.2” of water. The February 11, 2016 visit concluded that the SSD System was operational and the in-line stack manometer exhibited a reading of 2.0” of water. In addition, on February 18, 2016 IES measured the area of influence (i.e. differential pressure) of the SSD system via two monitoring points installed in the concrete floor of the basement utilizing an Infiltec Micro-Manometer (DM1). The manometer readings at the time of the February 2016 visit were 0.034" of water for monitoring point #1 and 0.041" of water for monitoring point #2 after a duration of approximately two minutes. Therefore, the demonstration of a greater negative pressure field supports the effectiveness of the SSD system.

(b) Any significant new site information or data;

The February 11, 2016 site visit revealed that the 7-9 Properzi Way is currently unoccupied. Although it should be noted that based on the findings of the initial confirmatory indoor air sampling and corresponding monitoring results, the site building can be safely occupied. However, should plans call for the building at 7-9 Properzi Way become occupied in the future, IES will recommend to the JWF, the owner of 7-9 Properzi Way that 508 Somerville Avenue, LLC and/or its authorized agent be notified so that the appropriate SSD system evaluation can be conducted to ensure its effectiveness.

- (c). *Details of, and/or plans for the management of Remediation Waste, Remedial Wastewater, and/or Remedial Additives;*

No remediation waste, remedial waste water and/or remedial additives will be managed at the site as part of this IRA Plan, at this time. In addition, off-gas treatment is not anticipated for this system since "off-gas treatment is not required for an SSD system that is used to prevent the migration of contaminated soil gas from entering the living/working spaces of a building, provided that the system will not emit more than 100 pounds of VOCs per year" according to MassDEP's "Interim Final Vapor Intrusion Guidance" (WSC#-11-435), revised March 2013.

- (d). *any other information required by the Department in its approval of the Immediate Response Action Plan; and*

Not at this time.

However, as detailed in the aforementioned IRAC, "an Imminent Hazard condition does not exist at the site."

- (e). *An LSP Opinion as to whether the Immediate Response Action is being conducted in conformance with the Immediate Response Action Plan, and any conditions of approval established by the Department;*

It is the opinion of Daniel Jaffe (LSP #2347) that the ongoing IRA at the site is being conducted in conformance with the Immediate Response Action Plan, and any conditions (and modifications) established by the Department.

Finally, a copy of the Immediate Response Action Transmittal Form (BWSC-105) used for this status report has been submitted to the DEP via eDEP.

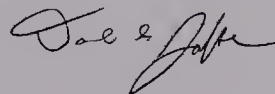
Should you have any questions regarding this matter, please do not hesitate to contact our office.

Respectfully submitted,
IES, Inc.



Christopher D. Buchanan
Project Manager

Reviewed by:



Daniel Jaffe
President (LSP #2347)

ATTACHMENT “A”
Figures



APPROXIMATE SCALE

USGS BOSTON NORTH, MA
 QUADRANGLE

532 FT 0 1,064 FT

FIGURE 1

508 SOMERVILLE AVENUE
 SOMERVILLE, MA

CONTOUR INTERVAL 3 METERS
 DATUM MEAN SEA LEVEL

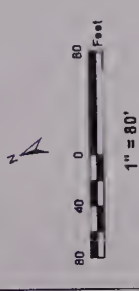
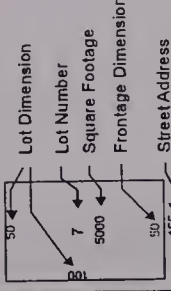


IES, INC.
 ENVIRONMENTAL CONSULTANTS



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

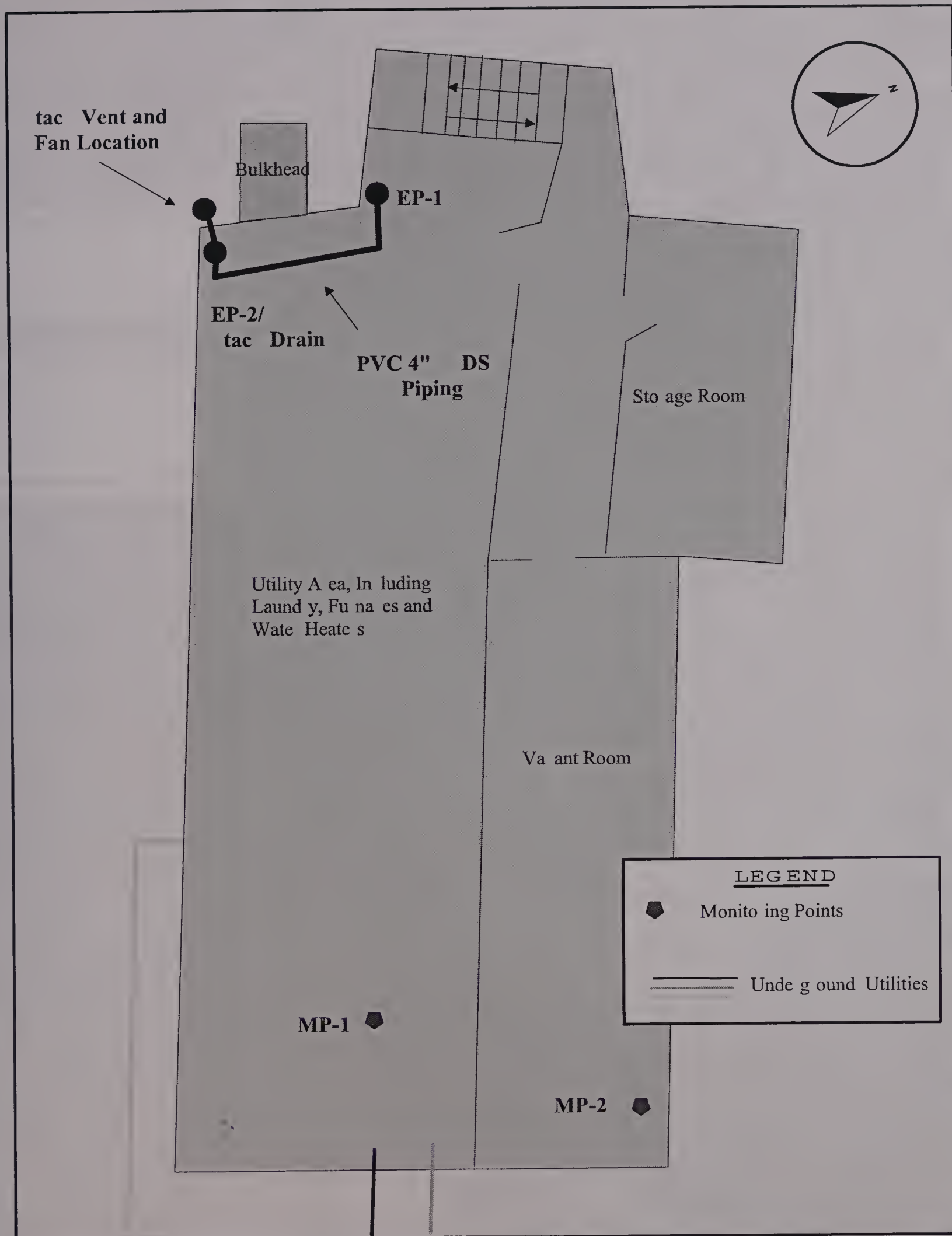


July 1, 2012

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data 1995 and have been updated by the City of Somerville. The data is copyright by the City of Somerville and is not to be used for other purposes without the written consent of the City of Somerville. The data is based on City of Somerville records.

NOTE: The data represented on these maps is for informational purposes only and should not be used for legal purposes. The City of Somerville is not responsible for any errors or omissions in the data. The data is based on City of Somerville records.





Basement Floor Plan
(SSD System As Built)

7-9 Properzi Way
Somerville, MA

RTN 3-32389

APPROXIMATE SCALE

5 FT 0 10 FT

June 3, 2015

FIGURE 3

